

HOUSING AUTHORITY of the CITY of NEWARK



REPORT OF PROGRESS-1940

HOUSING AUTHORITY OF THE CITY OF NEWARK

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Commissioner

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Commissioner

HARRY L. TEPPER
Commissioner ex-officio
representing the
State Housing Authority

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Assistant to the
Executive Director

JAMES A. KILGOUR
Technical Director

HARRY B. WEISS
Tenant Relations Director

EDWARD D. TEDESCHI
Comptroller

BOARD OF DESIGN

Edward C. Epple

J. Frederick Cook

J. Sanford Shanley

George E. Jones

M. Arthur Wolf

Ferdinand H. Koenig

Joseph Di Stasio, *Structural Engineer*

Ethelbert E. Furlong, *Landscape Architect*

Runyon & Carey, *Mechanical Engineers*

Misc

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of the
CITY OF NEWARK
REPORT OF PROGRESS, 1940

Compiled and Written by the
WRITERS' PROJECT OF NEW JERSEY
of the
WORK PROJECTS ADMINISTRATION

ROBERT W. ALLAN, *State Administrator*

—— MAY, 1940 ——

The Housing Authority of the City of Newark was formed two years ago to develop a low-cost housing program in accordance with the United States Housing Act of 1937. Since its inception, the local body has forwarded a \$14,000,000 program to provide clean homes and a wholesome atmosphere for the many low-income families in Newark. Tentative plans call for a \$10,000,000 extension of this program, dependent upon Congressional approval of a supplemental housing bill.

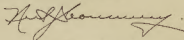
This report presents a detailed account of the activities and progress made by the Authority. Clean, well-lighted and well-ventilated homes are replacing the evil-smelling, dilapidated and overcrowded dwellings that used to house those in low-income groups. Facilities such as heat, gas, electricity, hot water, electric refrigerators and modern laundries have been provided.

Clinics, play rooms, outside play areas, wading pools and numerous other advantages are included to improve the health and living standards of the families who will make their homes in these apartments. Furthermore, all this has been achieved without sacrifice of the principles of sound business. Rents have been kept to a lower level than these families have been paying in slum areas.

The City Commissioners, the City departments, social service agencies and interested citizens have cooperated with the local Authority to elevate the standards of living. The members of the Authority, the staff, the Board of Design and their engineers and the Tenant Relations Office have worked long hours to insure the success of the developments. The contractors, sub-contractors and organized labor have cooperated fully. Credit should also be given to the New Jersey Writers' Project of the Work Projects Administration which has compiled and written the material contained in this report.

The report presents only the initial stage in the Authority's program to eradicate the economic and social evils associated with slum areas, but the progress of the last two years presages better housing and living conditions for the underprivileged citizens of Newark.

Respectfully submitted,



Executive Director

THE HOUSING AUTHORITY OF NEWARK

The five-man, non-salaried local Housing Authority, established by the City Commission, officially began its task of building better homes for the citizens of low income in Newark on April 27, 1938. Twelve days later the United States Housing Authority earmarked for Newark a loan of \$12,600,000, which, with a locally-financed loan of \$1,400,000 would build bright, sanitary, handsome apartments for 2,485 families, or close to 10,000 people.

The Commissioners of the Authority were to serve from one to five years. Each City Commissioner sponsored an appointee, and the terms of each were determined by lot. The board consisted originally of the following: Harold A. Lett, one year; Lewis H. Reiss, two years; Neil J. Convery, three years; John J. Towey, four years; and Michael A. Stavitsky, five years. Acting under the New Jersey Enabling Act, which authorized the State Housing Authority to appoint a commissioner ex-officio, Fred W. Ehrlich, chairman of the State agency, named Harry Tepper the State's representative on the Newark Authority. Elected permanent chairman of the Authority May 14, Convery resigned to accept the post of executive director the following month, and Charles P. Gillen was chosen to fill his unexpired term. At this time, Michael Stavitsky was elected chairman. The following November Lewis Reiss resigned, and his place was taken by John F. Lee. When Mr. Towey resigned in January 1939 and Mr. Stavitsky the following month, Arthur C. Gillette and Frank Maguire were appointed to the vacancies. Charles Gillen was elected chairman and Harold Lett vice chairman.

There are three major functions of the Housing Authority: surveying the need for housing; planning and building low-rent houses; and managing the completed properties. Fortunately the investigation into the housing needs of Newark had been conducted by the Emergency Relief Administration under the direction of the State Housing Authority. There remained for the immediate future the acquisition of building sites (which entailed in some cases the demolition of existing structures and the retenanting of families which dwelt there) and planning and constructing the buildings.

The City Commission on June 1, 1938, provided the Authority with office space in the City Hall and a loan of \$5,000 for administrative expenses until receipt of the federal monies.

Corner of Pennington Court



In June Harold Lett, then acting secretary of the Authority, wrote to all the licensed realtors in Newark asking them to submit possible sites for the housing projects. The Authority made no disclosures as to the properties they favored; but rumors of their preference stimulated attempts at speculation. An investigation disclosed that there had been moves to obtain 90-day options on some of the parcels. Several options had been given, but no attempt was made to purchase the properties in question until after the options had expired.

The survey of housing in Newark showed a definite shortage of low-rent dwellings. Since, therefore, no available places existed for rehousing the tenants, a complete slum clearance program could not be considered. For this reason more than any other two projects were planned for vacant sites.

Three sites selected by the local Authority were approved by the United States Housing Authority September 6, 1938, and two days later President Roosevelt signed the order for a loan of \$5,936,000 for the projects. The properties were situated at South and Pacific Streets, the north end of Branch Brook Park, and Orange and Nesbitt Streets. On October 4, 1938, the fourth site on Frelinghuysen Avenue (Dreamland Park) was formally approved.

Five days later the Newark Housing Authority contracted a loan of a maximum of \$8,199,000 with the United States Authority for the four contemplated projects. Later, when two more sites were approved, an additional loan contract was entered into with the USHA for \$3,636,000, making a total of \$11,845,000.

The acquisition of these properties was not immediate: the Authority had to deal with four owners of the Dreamland Park site; two in the Branch Brook Park tract; 18 in the South and Pacific Street property; and 103 owners at Orange and Nesbitt Streets. Not all were willing to sell, and condemnation proceedings were instituted against one entire site and several parcels in two of the others.

The Romano Case

A section of the proposed housing site at Orange and Nesbitt Streets was owned by Pasquale Romano, who was offered \$20,522 by the Newark Authority for his holdings. Romano demanded \$75,000 and obtained a writ of certiorari to review the Authority's proceedings to condemn the title to the property. The Supreme Court en banc, in an opinion by Mr. Justice Bodine, upheld the Authority's action and the constitutionality of the Local Housing Authority Law. The decision was affirmed by the Court of Errors and Appeals.

This decision made law in New Jersey. Justice Bodine pointed out that "there is no more reason why the legislature of our state may not, under its power of eminent domain, take private property in order to effect slum clearances than that it may take private property in order to provide for roads, railroad and swamp clearances." He approved of the administration of the housing program and found no barrier, constitutional or statutory, to its continued operation. Dr. Milton R. Konvitz, counsel of the Housing Authority, presented the briefs for defendants.

In the meantime the negotiations for land purchases, begun December 21, 1938, had resulted in the acquisition of substantially all the parcels of the sites selected and approved.

Six Newark architects had been retained as the Board of Design to plan the new apartments. Neil J. Convery, Executive Director of the Authority, was named an ex-officio member of the Board. The architects are J. Frederick Cook, Edward C.

*Signs posted on the Romano property during
condemnation action*

Epple, George Elwood Jones, Ferdinand H. Koenig, Joseph Sanford Shanley and M. Arthur Wolf. All these men have had long experience with apartment building as well as with commercial and institutional construction. The Board of Design on December 6, 1939, hired J. Di Stasio and Co., structural engineers; Runyan and Carey, mechanical engineers; and Ethelbert E. Furlong, landscape architect.

The Authority meanwhile had selected a group of citizens, headed by Miss Beatrice Winsor, Newark Librarian, to suggest names for the developments. The development at South and Pacific Streets was called Pennington Court for William S. Pennington, general in the Continental Army, Supreme Court Justice and Governor of New Jersey; the Dreamland Park houses, Seth Boyden Court in honor of the inventor who lived for many years in Newark; the apartments at Branch Brook Park, Stephen Crane Village for the Newark writer; the Orange and Nesbitt Streets apartments, James M. Baxter Terrace after the first Negro to be a principal of a Newark school; the proposed development at Livingston Street, Felix Fuld Court for the business man and philanthropist; and the Roanoke Avenue houses, John W. Hyatt Court.

Ground was broken for the first of the projects, Pennington Court, May 23, 1939, and construction proceeded immediately. At the end of August excavations were begun on Seth Boyden Court. The negotiations for this second development had been complicated by the lack of adequate school facilities in the vicinity. The Dayton Street School, which had served the area, had been demolished as a fire hazard, and the Board of Education applied to the PWA for a grant to construct a new building. With the prospect of a larger school enrollment as a result of the housing project, a bigger building was planned. When the PWA refused to make the grant, the Board of School Estimate provided \$300,000 for the structure contingent on the building of the housing project. This action was typical of the cooperation the Housing Authority received from City departments.

At Stephen Crane Village, which was a vacant, undeveloped area, the Essex County Board of Freeholders and William A. Stickel, County Engineer, cooperated with the Housing Authority by extending the county highway from Belleville to 6th Street, Newark, and building a new railroad bridge.

To bring the 1934 survey of real property of Newark up to date, the City Commission sponsored a city planning project, under the direction of Edward Jacobson, which rechecked the earlier data and gathered new material on the physical and social resources of the community which will be of inestimable service to the Housing Authority in planning future projects.

Pennington Court was the first development to be completed. On January 20, 1940, the apartments were opened for inspection, and about a month later the first 15 families moved in. Tenants took occupancy thereafter rapidly until the total of 236 families was reached on May 1, 1940.



Work on three other developments was going on at the same time. Seth Boyden Court and Stephen Crane Village are expected to be finished by January 1941, and James M. Baxter Terrace by July 1941. These four and the two others which are in the planning stage will be the first step in solving Newark's slum problem.



These Pennington Court apartments are all occupied

HOW PEOPLE IN NEWARK LIVE

Slums and blighted areas are expensive, and the City pays its full share of the cost. Areas of poor housing have represented a growing drain on our resources, both social and economic. Recently the toll of crime, fire and disease as well as the actual increase in governmental costs arising from slums and blighted neighborhoods have become more widely known. The pictures of sick people in abominable surroundings, and disgusting sanitary conditions have struck the social conscience.

Slums, areas of substandard houses, and blighted sections, those which do not pay their just share to the government treasury, are extensive enough in Newark to make the problem very pressing. In 1934 the Emergency Relief Administration, under the direction of the State Housing Authority, conducted a housing survey of the City. On the basis of the study, Newark was divided into 14 housing tracts, arbitrary homogeneous divisions. The slum and blighted areas, tracts 1, 2 and 3, cut through the center of the City. These tracts are generally referred to as the Ironbound district, the downtown area and the Third Ward, though the tract boundaries extend beyond the limits which those names imply.

Of the 44,451 residential structures in Newark, 10.6 percent were unfit for use and 40.2 percent in need of major repairs. In tract number 3, however, the worst in Newark, 27 percent were unfit for use and 53 percent required major repairs. The downtown area was almost as bad. Here, 26 percent were unfit for use and 49 percent

" . . . one-third of a nation is ill-housed "





needed major repairs. In the Ironbound district 30 percent were unfit for use and 44 percent in need of major repairs.

This bare indication of the physical condition of the houses scarcely defines a slum. Many of the tenants live in railroad flats with two or sometimes three inside, airless, sunless rooms. Toilets are often in the hall and shared with other families, or in the littered backyards without proper drainage, or sometimes even in the kitchens. In 1934, 8,478 dwellings had no toilets within the unit. There were no bathtubs in 22,534 apartments, and 21,772 had only cold water.

In the slum areas, the percentages of bad facilities, of course, were in excess of the general City averages. Housing tracts 1, 2 and 3, for example, accounted for 18,691 of the 22,534 dwelling units in the City without bathtubs and for 18,645 of the 21,772 units without hot water. These three tracts also had 7,381 of the 8,478 dwelling units without toilets.

Such a lack of decent conditions cannot but inflict serious damage on the inhabitants. The incidence of juvenile delinquency in the three poorest housing tracts in Newark is but one indication of the possible effects of bad housing. Other factors, poverty, heredity or poor health, may be in a large measure responsible for the condition, but there is no question that crowded living plays its part in spreading crime. The average delinquency rate per 10,000 children in housing tracts 1, 2 and 3 is 134.2, while the general City average is 86, and the average in the Vailsburg section, for example, is but 18.4.

The infant mortality rate, a good health index, is also substantially higher in the areas of substandard housing, as is the annual tuberculosis death rate. The tuberculosis death rate in tract 2, the downtown area, is 20 per 10,000 as compared with the general City average of 9, and the infant mortality rate for that district is 75 per 10,000 live births as compared with the average of 56 for the whole of Newark.

It is possible, by better housing, to reduce these social evils, and by doing so cut down the drain on the City's purse. The areas of poor housing are in many instances tax delinquent, so that the City's granting tax exemption to the housing projects causes no reduction in actual income. But the expense of disease and crime is reduced.

Building new houses now costs the federal government only \$28,000,000 a year, and yet this annual relatively small sum means that private industry benefits to the extent of \$800,000,000. Masons, carpenters and ironworkers, painters, plumbers and electricians have jobs. The wages paid to them is no inconsiderable economic stimulus.

HOUSING TRACTS OF NEWARK



HOW THE AUTHORITY OPERATES



Nathan Straus

The housing program is a cooperative plan undertaken jointly by the United States Housing Authority, a federal government lending agency, and municipal authorities, under whose direction the borrowed monies are spent and repaid into the national treasury. These two groups are providing homes consistent with American standards of living for the men, women and children who have been dwelling in the Hell's Kitchens and Tenderloins and Third Wards of the country.

In 1937 Congress authorized the formation of the USHA to do away with existing slums, guard against the further spread of housing sores and provide decent homes with low rent. Explicit in the housing act is the alleviation of "present and recurring unemployment."

From a fund of \$800,000,000 the Authority lends money to approved local bodies for 60 years. It may lend up to 90 percent of the total cost, including land and demolition of existing improvements on a site. The rate of interest is

at least one-half percent above the cost of the money to the federal government. In addition, the USHA provides outright grants each year which enable the local authorities to keep the rents down to low-income group level. This annual subsidy is limited to an amount equalling the federal rate of interest on the total cost of a housing development plus one percent. Thus it may be at most $3\frac{1}{4}$ percent of the cost, or \$37,500 on a million dollar development. For this purpose the USHA has at its disposal \$28,000,000 a year. Economy in construction and estimates of operating costs indicate that the necessary annual subsidies will come well under the maximum. Strict control of expenditures will, therefore, broaden the spread of the funds and permit the construction of more dwellings.

The local Authority must provide 10 percent of the building cost, and it must raise locally each year an amount equal to 20 percent of the annual USHA subsidy. This is done in several ways. Usually the local Authority sells its bonds to make up its 10 percent share of the cost of building, and the municipality which it serves grants tax exemptions as its share of the annual subsidy.

The USHA has established certain regulations within which local authorities must operate. All construction must be by private contractors, and workmen receive the prevailing wage. In Newark and in other municipalities with a population under 500,000 the housing act sets the maximum cost of each dwelling exclusive of land and demolition and non-dwelling facilities at \$4,000 and the cost per room at \$1,000 on the same basis. All land purchases, plans and contracts must be approved by the USHA before the local Authority may issue its "proceed" orders.

In March 1938 the State Legislature passed the enabling act permitting the formation of municipal housing authorities, and shortly after on March 27 the Newark City Commission availed itself of the privilege by forming the Housing Authority of the City of Newark. The investigation of housing conditions in the City which is the first job of any authority had already been completed by the ERA under the direction of the State Housing Authority, set up some years before.

The application for a loan submitted to the USHA includes a complete analysis



Creating employment is part of the Authority's task

of the proposed sites and the surrounding neighborhoods, proof of the need for housing an estimate of the land and building costs, the proposed local contribution and a certification of the number of sub-standard dwellings which have been or will be demolished. Since the U. S. housing act provides for eradication of slums, the local authorities must show that new apartments will be built only to the extent that slums have been eliminated.

Contrary to popular belief, the houses to be eliminated do not have to be situated on the site of the new developments. Elimination of slum homes anywhere in the City is counted. The normal demolition of dwellings unfit for use in Newark is 1843 annually. The Housing Authority of Newark had to raise the elimination rate by an average of 5857 dwellings per year. Mr. Egelow, Newark Superintendent of Buildings, is cooperating to the fullest extent in this work, as is Dr. C. V. Craster, the City health officer.

If the USHA approves the local request, funds are earmarked. On May 9, 1938, Nathan Straus, U. S. Housing Administrator, announced that \$12,600,000 had been earmarked for Newark, which together with the City's \$1,400,000 made a total of \$14,000,000. The local Housing Authority then prepared a loan application covering this amount for six developments. Four of the proposed apartments were approved and two rejected because the overall cost limit of \$150 per square foot set by the national administrator, was exceeded. Two new sites were substituted and subsequently approved. The savings in actual cost of the land over estimated costs for the first four projects and the fact that the two substituted sites were smaller than those first considered enabled the local Authority to enlarge the Orange and Nesbitt Streets site.

The housing projects are supported by the annual contributions and rents. Maintenance of the apartments, heat, light and other facilities and the interest and amortization payments on the loan represent the chief costs. Interest on the USHA loan amounts to not more than three percent; on the money raised locally, the Authority may pay up to three and one-half percent. In addition, the City receives each year three percent of the shelter rents to pay for services such as police, health and fire protection. The shelter rent is an accountant's figure showing the rent charged less the cost of heat, hot water, gas and electricity.

The maximum annual contribution of the USHA to Newark is \$358,834. Newark's subsidy amounts to approximately \$77,000, which is made up by tax exemption.

THE HOUSES

The Housing Authority is constructing four developments, and two others are being planned. The plans for all of these come from the offices of the Authority's Board of Design. The following architects, each a specialist in different aspects of apartment building, collaborate on the designs: J. Frederick Cook, George Elwood Jones, Edward C. Epple, Ferdinand H. Koenig, Joseph Sanford Shanley, M. Arthur Wolf, and Neil J. Convery, executive. Associated with them are J. Di Siasio and Co., structural engineers; the firm of Runyon and Carey, mechanical engineers; and Ethelbert E. Furlong, landscape artist.

The six developments will house 2,485 families in apartments of varying sizes. The three-room dwelling units consist of a living room, a bedroom, a kitchen and bath; the three-and-one-half-room units have a larger kitchen, part of which is used as a dinette. The four-and-one-half-room dwellings have two bedrooms and the five-and-one-half-room units contain three bedrooms.

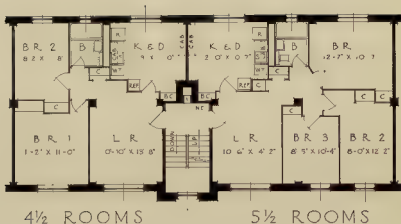
The projects are situated in different sections of the city to take advantage of industrial labor markets. The locations also take into account the distribution of low-income families. Pennington Court and the proposed Roanoke Avenue site are in the Ironbound district, and Seth Boyden Court services an industrial section at the southern end of the City. Baxter Terrace will eradicate five blocks of slum area in the Fifteenth Ward, and Felix Fuld Court will relieve the pressure of bad housing in the Third Ward. Stephen Crane Village will draw its tenants from the blighted Silver Lake district.

These apartment dwellings will be owned and managed by the Housing Authority, which is to supply not only heat and hot water, but also gas and electricity. Gas ranges and electric refrigerators for the four developments under construction have

This is changed . . .

. . . for this





Plans typical of 4½ and 5½-room apartments

already been contracted for. The stoves cost \$45,951, and the refrigerators, \$106,338. Master meters are being installed to take advantage of decreasing rates for bulk use of electricity and gas. Electricity will cost on the average of 2.4 cents a kilowatt hour in the low-cost housing developments as compared with six and seven cents an hour in private homes. The management will test to prevent careless use of the utilities. Wash tubs and gas flame dryers are to be placed in all the laundries. Only the row houses at Branch Brook Park will have laundry facilities within the various units.

The Authority supplies heat, light and space for the clinics, but the staff, equipment and supplies come from the child hygiene division of the Board of Health. Treatment and examination at the clinics are free to those who cannot afford medical service. The service is not restricted to residents of the housing projects but is provided for the general use of the neighborhood. Recreational facilities, large community rooms, playrooms, wading pools, sandboxes and playground equipment for children, are integral parts of the new houses. Benches will be placed along the paths within the landscaped enclosures.

Each development will have its own manager, and maintenance staff responsible to the central management and maintenance departments of the Authority.

Pennington Court . . .

The Site

These first apartments of the Housing Authority stand on land which was semi-vacant, though lying close to the heart of the city. It consists of two fairly regular blocks between Pennington and South Streets and Dawson and Pacific Streets. Running through the property was Tichenor Street, which was donated to the Authority as part of the City's contribution. Almost 175,000 square feet in area, the property was purchased for \$178,242, or about 48 cents a foot less than the USHA land cost.

and. Negotiations with the owners of the site went forward easily and condemnation proceedings were necessary only on 25 percent of the land which had been improved. The vacant land belonged to one owner who put no difficulties in the way of the transaction and the awards of the condemnation commission were accepted without dispute by the owners of the improved property. Tenants who lived in the 12 structures which faced Pacific Street found new living quarters without trouble. In 1934 eight of these buildings were considered unfit for use or in need of major repairs.

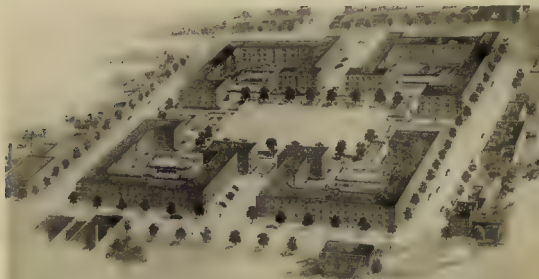
The central location makes available all facilities. Close by on Market and Ferry Streets is one of Newark's main shopping centers and in the neighborhood are small retail establishments deemed adequate for daily purchases. Within five blocks are two schools, Oliver Street and South Street Schools, each of which have enrollments well under capacity. The estimated 200 children of school age who will come from Pennington Court can be easily accommodated.

Only minor extension of power lines and sewage and water pipes was necessary to service all the buildings. The surrounding streets were all paved with gutters and sidewalks. Regular bus service to industrial and business districts to the west, east and north costs 5 cents. The Broad and Market intersection is 12 minutes away by bus and other centers are within walking distance.

The district lacks parks and playgrounds since it is predominantly given over to industrial plants. Independence Park is seven blocks away. The interior court area of the project, however, will provide recreational facilities for children. Wading pools will be situated at the north and south ends of the development and sandboxes and playground equipment in the court of each building.

This was not a slum. The immediate neighborhood can be characterized as a combination industrial, commercial and residential area. The great majority of the residences are old, and 49 percent are unfit for use or in need of major repairs. Most of them have no central heating and more than half have no bathrooms. The ten-

Pennington Court



agency has been to replace these outworn structures with commercial or industrial establishments. Despite this apparent disadvantage, it was felt that the project would be sufficiently large to create its own environment which would not be affected adversely by the surrounding industrial and commercial growth.

The lack of recreational areas and industrial annoyances were the two great drawbacks to locating a housing project here. Overbalancing this was the low cost of the property, the ease with which it could be acquired, and the fact that the land was mostly vacant, though in-lying, and serviced by urban facilities.

The Plan

The drawings and specifications prepared by the Housing Authority's board of architects was approved by the USHA February 11, 1939. This first and smallest of the projects in Newark consists of four fireproof buildings, shaped like three sides of a square and placed at the corners of the site. The simple, straight line structures are three stories high and built of red brick. Metal casement windows catch the light from all directions and all the entrances open on the landscaped interior area.

Two hundred and thirty-six families live in Pennington Court. Their apartments vary in size depending on the number in the family. Twenty-seven of the dwelling units have three rooms, 60 have three and one-half rooms, 29 have five and one-half rooms, and 120 have four and one-half rooms. The half-rooms are dining spaces. Each apartment has its own white tile bathroom.

All the rooms have outside exposure, and the apartments are equipped with gas stoves and electric refrigerators. Heat is furnished to all the units from a central heating plant in the southeast structure. Each basement has four laundries and drying rooms, four bicycle and four store rooms, and eight incinerators. The completely equipped health clinic, a waiting room and two physicians' offices, are in the southeast building's basement, opening on Pacific Street and accessible to the neighborhood. Two children's playrooms are situated in basement sections adjacent to the play space, and a large recreation room for tenant activities faces the court of the southeast building. The manager's office is on the first floor of the same structure.

Construction

Pennington Court was built by the Fatzler Company, Contractors, for \$692,000. The electrical work, plumbing, heating and landscaping cost another \$137,702.76. The total represented a saving of about \$154,000 over the original estimate. Jashnig and Peoples did the plumbing, John H. Cooney installed the heating equipment, A. Neri, Inc., the electrical wiring; and Bobbink and Atkins landscaped the central court.



Significant Dates

| | |
|---------------|---|
| April 1, 1939 | Housing Authority advertises for bids |
| May 11 | USHA approves low bids |
| May 23 | Governor Moore, Mayor Ellenstein, Commissioner Murphy and members of Housing Authority attend ceremonies for ground breaking. |
| Jan. 20, 1940 | Opened for inspection. |
| February 15 | First building completed, each building taken over as completed and tenants approved for occupancy |
| February 24 | First 15 families move in. |
| May 1 | Project fully occupied |

Seth Boyden Court . . .

The Site

The land on which Seth Boyden Court is being built was formerly the site of an amusement park. Facing on Frelinghuysen Avenue the property has a frontage of 900 feet and runs back to Dayton Street, the east boundary of Weequanac Park. Two all-service vehicle lines and three motor bus lines run along Frelinghuysen Avenue at a three- to five-minute headway during rush hours and a five- to eight-minute headway at other times. The trip to the downtown area takes about 20 minutes and costs five cents.

Only the amusement park and three frame houses constituted the contemplated housing site so that there were no conditions to delay unduly the acquisition of the properties. The three one-family dwellings were very old with a total assessed value of \$6,700. The only possible bar to the immediate sale of the park itself were leases for amusement concessions. The owner of the park property asked \$445,000 which was considered excessive by the Housing Authority.

The local Authority suspended negotiations. In April negotiations were re-actuated and a price of \$339,482 agreed on for the 692,183 square feet. The land cost exclusive of the buildings was thus only 45 cents a square foot, or more than a dollar below the top price allowed by the USHA.

The site was not sufficiently close to shopping centers, but the prospect of future commercial development mitigated that drawback. On the other hand all public utilities, electricity, gas, water mains and sewer pipes, were available and adequate.

Greatest lack was a school. The old Dayton Street school, had been razed as a fire hazard and an application by the Board of Education to the PWA for funds for a new building had been rejected. The Board of Education had planned to rebuild, but the proximity of the housing project caused them to extend the plans for the school. The larger building was contingent upon the housing project's being located in the vicinity, and building the new apartments depended upon the school. It was estimated that between 400 and 500 children of school age would be living in the new dwellings. When the PWA refused the money the Board of School Estimate appropriated the necessary funds.

On March 13, 1940, the Board of Education approved the purchase of a plot on Dayton Street from the Authority for \$3,000. The property is worth considerably more but street changes and improvements undertaken by the City were considered when this nominal price was set.

One of the chief considerations influencing the purchase was the proximity of Weequahic Park, one of the largest in the City. The recreational facilities of the park include baseball diamonds, a lake with boating accommodations, a trotting race track and stadium to which no admission is charged, excellent tennis courts, a running track and a golf course.

Like the South and Pacific Streets site, this was a semi-vacant, lying area. Since only three families lived here, there was no re-tenanting problem, especially in the light of the fact that their average monthly rental was \$45.

Though the east side of Frelinghuysen Avenue, along the railroad right of way is heavily industrialized, the opposite side of the street is definitely residential, and above the average. In 15 blocks immediately surrounding the site, only one dwelling unit was unfit for use, and only 14 needed major repairs. The great majority of the homes have central heating and all have hot and cold water. The indications are that the area will continue to be residential on the west side of the avenue, while the rear of the site is protected by the park. The future industrial and commercial development will probably follow the trend to locate on the east side of the street.

The possibility of a smoke nuisance is small because the factories lie mostly to the northeast while the prevailing winds come from the southeast. And too the efficient smoke abatement bureau of the City will control the situation. The industrial plants do not manufacture products that create objectionable fumes or odors. The factories are not noisy but the heavy traffic along Frelinghuysen Avenue unquestionably is. It is likely, however, that more and more traffic will be shunted to State Highway 29, which is being widened.

This site was selected, in the face of these objectionable characteristics for four reasons: the proximity of Weequahic Park, the ease of its acquisition, arising from the fact that practically all of it had a single owner, the excellent transportation ser-

Work in progress at Seth Boyden Court



VICES, and the fact that the largest industrial area in the city is only a three-minute walk away, an employment feature of paramount importance.

The Plan

Twelve large three-story red brick buildings of varying shapes will house 530 families. Decorated by a pattern in the brickwork, the fireproof structures will have metal casement windows, and long, narrow fenestrations looking out on green interior courts from the stair wells. The buildings will be widely spaced on the rectangular plot and designed to catch the greatest light. The lengths of only three of the structures face directly on Frelinghuysen Avenue.

The 2,241 rooms will be divided into 122 three-room apartments, 55 three-and-one-half-room apartments, and 95 five-and-one-half-room apartments. All the dwelling units will be equipped with an electric refrigerator and a gas range. Six of the buildings will have two laundries with wash tubs and gas-flame dryers, two storage rooms, and two rooms for bicycles. Five larger structures have three each of these facilities, and a single building has one.

The boiler room from which heat and hot water will be furnished to all the dwelling units is to be attached to the building that occupies the northeast corner of the site. In the structure immediately to the southwest are to be the manager's offices and a large recreation hall. The clinic, which consists of a waiting room and two physicians' offices will be built in the central building of the three which face Frelinghuysen Avenue. Three playrooms for children have been placed in widely separated sections of the development.

Construction

Seth Boyden Court will cost \$1,988,861 to build. The general construction by the Pellicchia Construction Co. was contracted for \$1,463,000. An additional item not necessary on the other sites is paving and road work, which is being done by Joseph Nesto and Co. for \$51,348. The following concerns also received contracts: Lafayette Iron Works, Inc., miscellaneous iron and steel; August Arace and Sons, Inc., plumbing; Frank P. Farrell, Inc., heating; Beach Electric Co., electrical work, and Grand View Nurseries, landscaping.

Significant Dates

| | |
|-----------------|---|
| July 29, 1939 | Bids received and forwarded to Washington for USHA approval. |
| August 29 | USHA approves contracts and issues proceed orders. |
| August 31 | Ground broken. |
| March 18, 1940 | Board of Education approves purchase of plot from local Authority for new Dayton Street school. |
| July 1 | First units to be finished. |
| January 1, 1941 | Probable completion date. |

Stephen Crane Village . . .

The Site

Stephen Crane Village will stand on formerly unused land in the northwest corner of Newark. Bounded on three sides by the towns of Belleville and Branch Brook Park, the property was untraversed by streets. The Heller Parkway terminal of the

City Subway is 800 feet south of the site, but according to terms of the lease between the City and the Public Service the line will be extended along the eastern border of the site to the Belleville-Newark boundary. Operating on a 10-minute headway the cars make the trip from Heller Parkway to the large shopping district on Bloomfield Avenue in 10 minutes. The route continuing southeast passes many industrial areas. Other carriers both east bound and westbound, also service the neighborhood and pass industrial and commercial centers.

The indications were that the three parcels of land of which the site consisted could be purchased through friendly negotiations. There were no structures on the property that might complicate the deal. One of the owners did demand a higher price than the Authority considered fair, and a condemnation commission was appointed to establish a legal value. The town of Belleville cooperated with the Authority by agreeing to cede 10,000 square feet of undeveloped property to Newark, and this was subsequently purchased from the owner by the Housing Authority. The total property of approximately 16½ acres was bought for \$130,000 or 19 cents a square foot.

The site was inadequate in three ways: there was no entrance to the property from Newark streets because of a railroad embankment, it lacked a shopping district close by, and the schools were not near. It was felt, however, that the project would stimulate commercial development in the area, the Authority had the assurance of the Board of Education that provision would be made for proper accommodation of school children, and through the cooperation of Essex County, the City of Newark and the Public Service Corporation, lessees of the City-owned Morris Canal bed, a new road, underpassing the railroad, was constructed. The recreational facilities were full and complete. Adjacent Branch Brook Park has fields for football, soccer and baseball, a long lake for boating, beautifully landscaped, winding paths, a stand and benches for band concerts; and 20 tennis courts.

The site was vacant, untraversed by streets and gave an opportunity for complete and proper housing planning. Protected from industrial encroachments on the east and north by the park, the site has the benefit of deed restrictions along the Belleville boundary, since the property in that town belongs to the same owners, who willingly accepted the restrictions against industrial or commercial development. The area is free of noise, dust, fumes, smoke or other annoyances.

The proximity of the park, the excellent transportation facilities and the reasonable price as compared to other sites considered, weighed heavily in its advantage.

The Plan

Stephen Crane Village consists of 27 two-story buildings, which will house 354 families and an administration building, the maintenance nerve center of the development. Constructed of red brick, the long, low structures are laid out in curved rows on the wedge-shaped plot. Small eaves over the doorways decorate the facades. The buildings vary only in size, the larger ones have added repetitive sections.

In this project most of the families will live in individual little homes with the living rooms and kitchens on the first floor and bedrooms and bath on the second floor. In two of the units as well as the end sections of all the others, there will be a separate family on the first and second floor. Each family will have its own yard and will be expected to keep it in condition and can have flower gardens or vegetable patches as they may desire.



NEWARK, IRON WORKS CO. (LEFT)
 *ST. JOHN CRANE CO. (MID)
 *IRON WORKS CO. (RIGHT)
 BOARD OF DIRECTORS
 R. G. BRYAN, JR. (PRESIDENT)
 J. PETERSON, COO. (VICE PRES.)
 R. G. BRYAN, JR. (VICE PRES.)
 R. G. BRYAN, JR. (VICE PRES.)
 R. G. BRYAN, JR. (VICE PRES.)

There are no interior rooms, and the floors and walls are easy to care for. Sixty-eight of the apartments have three rooms, and the same number have three and one-half. The greatest number, 147, are four-and-one-half room apartments. Seventy-one units have five and one-half rooms.

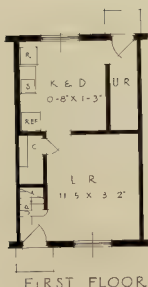
Only the single-story administration building which contains the recreation room, the manager's office, clinic and heating plant has a basement. In this basement is the lower part of the boiler room, hot water tanks, pump rooms, maintenance space and indoor play space. The other structures have a four foot space below the ground for the heating and plumbing pipes and electrical wiring. Two spray pools will be situated near the administration building. Because the dwellings have no cellars, washrooms and storage closets are being built into each unit.

Construction

The finished buildings will cost \$1,262,467 exclusive of land. This represents a reduction of \$1,70,672 over the estimated cost. The contract for general construction was won by Leopold Neckerman Inc. for \$869,465. Miscellaneous iron and steel was supplied by the Latayette Iron Works. Other contractors working on the job were Jaehning and Peoples plumbing, George Stewart and Co. heating, Beach Electric Co., Inc. electrical installation and Grand View Nurseries landscaping.

Significant Dates

| | |
|---------------|--|
| June 30, 1939 | Bids received |
| July 5 | Contracts awarded subject to USHA approval |
| August 29 | USHA approves contracts |
| August 31 | Ground broken |
| Sept. 1, 1940 | Completion of first section |
| December 1 | Probable completion date of Project |



The two-floor, 4½-room apartments at Stephen Crane Village

James M. Baxter Terrace . . .

The Site

The site for Baxter Terrace was one of the oldest built-up sections of the City. Originally bounded on the south by James Street, the housing property was extended a year later for one block beyond that limit. The plot now runs for two blocks east of Nesbitt Street on Orange Street and thence along Boyden Street, to a block beyond James Street. Nesbitt Street and Sussex Avenue form the southwest border of the roughly triangular site.

Buses and all-service vehicles, running on Orange Street and Sussex Avenue, make the trip to the downtown business district in seven minutes. An industrial district is a four-minute walk away and the largest factory area in the city is only eight minutes away by bus.

This site offered the most complicated purchase problem of the four on which building is proceeding. The Authority had to acquire 180 parcels of improved property among them being two gasoline stations. The properties in the original section amounted to \$.70 a square foot, 20 cents over the USHA limit but the 58,380 square feet of street property (Lemon and Sheffield Streets) to be vacated and donated to the Authority brought that figure down to \$1.44 a square foot. The additional section, including a further donation of Sheffield Street, amounted to \$1.48 a square foot.

The acquisition of the property was marked by a court fight over the right of the Housing Authority to have property condemned. Mr. and Mrs. Pasquale Romano, who owned property at the corner of James and Nesbitt Streets, contended that the

Housing Authority of the City of Newark was not a validly constituted public body and therefore, could not constitutionally condemn and acquire property. The Housing Authority won the right to proceed with condemnation proceedings against the property for which the owners were asking \$75,000. The owners were awarded \$25,000. They appealed to the Essex County Circuit Court, but abandoned this proceeding and took the award.

The Baxter site has adequate shopping facilities in the immediate vicinity, and private and municipal utility lines are available. The recreational facilities are good. Three blocks to the northwest is Branch Brook Park, with its multiplicity of advantages, and seven blocks west is a City athletic field covering an entire block. Burnet Street School and Central Avenue School are close by and can easily handle the probable increase in enrollment from the housing development.

This site is the only one of the four which are well advanced that offered any retenanting problem. The Housing Authority once federal approval was granted, established a tenant relations office on Orange Street to find dwellings for the families leaving the buildings which had to be demolished. The problem was serious and only after several months were all the families on the site rehoused. The relations office is now solving the difficult task of rehousing the tenants living on the site extension.

The Orange and Nesbitt Streets site was one of the worst slums in Newark. In 45 surrounding blocks 58 percent of the 650 residential structures required major repairs or were unfit for use. The 1,578 dwelling units, occupied by both white and negro families were deficient in all the utilities. There were no bathtubs in 998 of the flats, no hot water in 900, and only 124 had central heating. Toilets for 315 of the units were out of doors.

Though heavily populated, the site was hemmed in on both the east and west by heavy industrial development. Southward much of the property is devoted to commercial use, especially along Central Avenue, and immediately to the north the yards of the Lackawanna Railroad prevent any change. There is no evident trend toward increasing industrialization, but there is no doubt of the progressive deterioration of surrounding residences. The new homes will be sufficiently extensive to constitute their own neighborhood and so remain unaffected by surrounding blight. The chief reason for selecting the site however was the necessity for making a start toward clearing the central slum area of the City.

The Plan

Baxter Terrace will consist of 2, red brick, fireproof apartment buildings and maintenance and boiler house. Laid out in three east west rows with the maintenance building and one large dwelling structure at the southern apex of the approximately triangular property the development will house 614 families, more than any of the others now being built. In general, the basements will contain two storage rooms, two for bicycles and carriages, two incinerator rooms, two lavatories and two laundries, each of which will have four to six washtubs and two gas fire dryers. One hundred and eighty of the apartments will consist of three rooms, 323 of four and one-half rooms, and 111 of five and one-half rooms.

Three basement rooms will be set aside for children, one for each main row of buildings. The large recreation hall, and the manager's office are both to be situated in a central structure on Orange Street next to the building which will contain in its



Demolition goes forward on Baxter Terrace site

basement the clinic composed of waiting room, examination room, lavatories and physicians' and dentists' office. When these apartments are completed, the Housing Authority's central administration offices will occupy part of the large building which faces Sussex Avenue at Sheffield Street. The central maintenance shops for all projects will also be at this development.

Play facilities for children will be placed in the landscaped interior areas. Because of the size of the development, there will be three spray pools, two between the rows of buildings north of James Street and one south of James Street.

Construction

Before construction could begin on the Orange and Nesbitt Streets site, contracts had to be awarded for demolition of existing structures. The Albert A. Volk Co. submitted the low bid of \$24,433 and the razing of the houses on the property began. Bids for building Baxter Terrace totaled \$2,269,838; the general construction by Frank Enscoe and Co. amounting to \$1,748,780. Other contractors were: Katchen Iron Works, miscellaneous iron and steel; Jaehning and Peoples Inc., plumbing; R. G. Maupai Co., heating; Paul H. Jaehning, electrical work; and Grand View Nurseries, landscaping.

Ground was broken March 27, 1940 while demolition was still going on. The project will be completed in several sections: the first about January 1, 1941, and the final one about August 1941.

The Houses in Prospect . . .

Plans have not been completed for housing developments at Livingston Street and Roanoke Avenue. Both these sites require the demolition of substandard houses though they are not equally degenerate. The Roanoke Avenue property is at the edge of the Ironbound district, while the site at Livingston Street is just within the border of the Third Ward, the worst slum in the City.

Nine low family houses, two three family houses and two one-family houses on the Roanoke Avenue site were not substandard. They have been sold and will be

moved to adjoining property thus keeping them in the City's ratables. Between the Pennsylvania Railroad elevated right-of-way on the east and Horatio Street on the west this area is within easy reach of industrial employment markets shopping districts on Ferry Street recreational and school facilities Hayes Park East where a municipal swimming pool is being built and Riverbank Park are within walking distance and the Catholic Neighborhood House and the Ironbound Community House, both close by offer a wide variety of supervised leisure time activities. The cost of the property is estimated at 98 cents a square foot.

The Livingston site, it is estimated will cost about 95 cents a square foot including more than 38 700 square feet of Badger Avenue which will be vacated and donated to the Authority. There are several small neighborhood shopping centers adjacent to the proposed site and excellent recreational facilities. Hayes Park West a half block away will have a swimming pool and two other parks within walking distance are equipped for games and sports. In addition the Y M H A and the Jewish Neighborhood House conduct a variety of indoor activities. Schools are close by, and transportation to central points is rapid. Industrial annoyances can be controlled by the Board of Health.

These two developments are being planned to accommodate 734 families, but this may be changed. In general, they will have facilities similar to those being installed in the houses under construction.

Baxter Terrace is being built here. The line at the top is along Orange Street

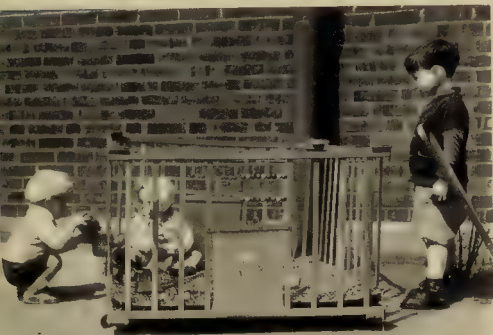


WHO WILL LIVE HERE

The prime purpose of the housing program is to provide decent homes within the reach of people of low income. Low rents are the chief consideration, and since the buildings must be in a large measure self-sustaining, the costs must be rigidly controlled. The rents are based on a survey of incomes of families which will be eligible to live in the housing projects.

All the families must come from substandard homes—dwellings which are dangerous to health, safety or morals. Overcrowding as well as the physical condition of the dwelling is considered in the estimate of this requirement. A home is substandard if it does not include a private inside toilet or a bath or shower, or if it constitutes a fire hazard, or if there are any other serious conditions affecting the life of the tenants adversely.

No cars threaten children in the court at the Pennington apartments



On September 24, 1939, a committee of citizens was appointed to submit a plan for tenancing the new houses. In addition to the income restrictions, the committee recommended that at least one adult in the family be a citizen; that the family must have resided in Newark for at least one year and in a sub-standard dwelling for at least six months; that no more than 15 percent of the tenants be on the relief rolls or on the WPA; that the health of the wage earner be normal; and that families with children be given preference. They considered it unwise to give preference to old people (except those who had been forced to move when their dwellings were demolished for the project) and suggested that special consideration be given families in which non-wage earners suffer from non-communicable diseases.

The housing act has set a limit on the incomes of those who will live in the low-rent houses to insure reaching the desired families. The net family income may not exceed five times the "statutory rental value."

If there are fewer than three minor dependents and six times if there are three or more. The statutory rental value is the shelter rent plus the utility charge, but from this figure must be deducted the estimated cost of electricity for refrigeration, which cannot be strictly included with the utilities.

Below is a table showing for Pennington Court, Seth Boyden Court and Stephen Crane Village the income restrictions and monthly shelter and utility rents, including the cost of refrigeration.



Even this is safer than the streets

| Monthly Rentals | | | | | Annual Income Restrictions | | | | | |
|-----------------|---------|---------|---------|--|----------------------------|---------|---------|---------|---------|---------|
| 5½ | 4½ | 3½ | 3 | Rooms in apt. | No. in family | 2 | 3 | 4 | 5 | 6-7 |
| \$21.75 | \$21.25 | \$20.75 | \$20.50 | Pennington Court | | \$960 | \$1,045 | \$1,095 | \$1,150 | \$1,250 |
| | | | | Seth Boyden Court and Stephen Crane Village | | \$1,125 | \$1,197 | \$1,260 | \$1,315 | \$1,399 |



This was torn down for
Pennington Court

The Authority has also established maximum and minimum limits on family size for each type of apartment:

| Persons | Rooms |
|---------|-------|
| 2-3 | 3 |
| 2-3 | 3½ |
| 3-5 | 4½ |
| 4-7 | 5½ |
| 5-9 | 6½* |

* This size apartment may be built at the John W. Hyatt Court

The income restrictions which the United States Housing Act insists upon is a protection for the private builder and dwelling owner as well as a social service to low-income groups. The fam-

ilies who will live in the housing projects come from the slums, which are being destroyed in numbers equal to the new developments, and private owners cannot build dwellings to rent as low as government homes because they do not have annual subsidies.

In the six housing projects will live 1,845 white and 640 negro families. These people will live in bright, airy rooms planned to catch the maximum of sunshine. Kitchens will be used for cooking and eating, not sleeping as was so often necessary in the slum homes from which the families come. And every modern convenience is being furnished to make life easier, cleaner and healthier. Electric refrigerators, efficient gas ranges, spotless, white sinks and ample kitchen closet space lighten the housekeeping load.

The coal stoves which were often responsible for the film of dust on the walls and furnishings of dark rooms in slum dwellings are replaced in the housing developments by gas for cooking and radiators for heating. In the wide hallways just outside the doorways to the apartments, are incinerator shafts for refuse. There will be no garbage-littered backyards. Instead the open interior courts are used for play space for children and open, clean wash-line areas.

Perambulators will not clutter the halls and apartments. They have special rooms in the basements from which ramps lead to the central court. The laundries in the basements have white washtubs with a constant flow of hot water and gas flame dryers for rapid drying.

From tenements with disgraceful, unhealthy sanitary conditions common toilets in hallways or even out of doors and only cold water, sometimes drawn from a tap in the backyard, families are being moved to dwellings with white tile bath rooms and bathtubs, and abundant hot water.

This change means more to the citizens of Newark than bricks, tile, steam-pipes and fireproofed stairways. It is a whole new way of life for underprivileged Americans—a design for elevating the community and an investment in conserving human resources. This investment represents a growing American intolerance of evil living conditions and their resultant social debility. It is a conscious public effort to broaden the base of decent living and strengthen the social fabric of the City. Better houses build a better Newark.



Living room at Pennington furnished by the W P A



Clothes dry in the sun at Pennington Court

Housing Authority of the City of Newark, New Jersey Consolidated Balance Sheet as at Close of Business April 30th, 1940

| CURRENT ASSETS | | ASSETS | |
|---|---------------|---------------|-----------------|
| CASH Development Funds | | | |
| Lancet National Bank Newark N I | \$ 70,585.56 | | |
| Fidelity Union Trust Co. Newark N I | 407,249.19 | | |
| Federal Trust Co. Newark N I | 658,446.51 | | |
| West Side Trust Co. Newark N I | 370,742.78 | | |
| Undeposited Funds on hand | 14,798.92 | | |
| | | \$147,244.44 | |
| Administration Fund | | | |
| Lancet National Bank Newark N I | 3,815.60 | | |
| Lancet National Bank Newark N I Sec. Dep. Fund | 2,050.00 | | |
| Undeposited Funds on hand Administration | 8,873.24 | | |
| Undeposited Funds on hand Security Dep. Fund | 3.00 | | |
| | | 3,308.08 | |
| Loan Funds | | | |
| United States Trust Co. Newark N I | 4,190.13 | | |
| | | 4,190.13 | |
| Petty Cash Fund on hand | | | |
| | 75.00 | | 75.00 |
| Accounts Receivable | | | |
| and Subscriptions | 3,054,000.00 | | |
| Roosevelt Avenue Site N I 2-7 | 382.67 | | |
| Livingston Street Site N I 2-8 | 650.72 | | |
| Buildings | 47,018.66 | | |
| Materials Stored | 57,844.80 | | |
| | | 3,15,346.85 | |
| Prepaid Expenses | | | |
| Insurance | 2,193.66 | | 2,193.66 |
| | | | \$ 4,842,398.26 |
| TOTAL CURRENT ASSETS | | | |
| FIXED ASSETS | | | |
| Development Costs N I 2-1 | 1,71,833.28 | | |
| Development Costs N I 2-2 | 17,378.28 | | |
| Development Costs N I 2-3 | 1,068,562.91 | | |
| Development Costs N I 2-4 | 541.85 | | |
| | | 4,054,327.81 | |
| Credits to Development Costs N I 2-5 | (2,070.28) | | 2,070.28 |
| Uncompleted Contracts (See Contra "Contract Awards") | 4,577,886.29 | | 4,577,886.29 |
| Ineligible Expenditures | 809.87 | | 809.87 |
| | | | \$ 8,630,958.69 |
| TOTAL FIXED ASSETS | | | |
| | | TOTAL | \$13,273,311.95 |
| CURRENT LIABILITIES | | LIABILITIES | |
| ACCOUNTS PAYABLE | | | |
| Development Accounts Creditors | \$ 246,121.68 | | |
| Contract Balances | 165,462.34 | | |
| City of Newark, N. J. | 5,005.02 | | |
| | | \$ 416,589.30 | |
| NOTES PAYABLE | | | |
| U.S.H.A. Loans | 5,45,000.00 | | 5,45,000.00 |
| ACCRUED ACCOUNTS | | | |
| Interest on Notes Payable to U.S.H.A. | 86,030.76 | | 86,030.76 |
| PREPAID INCOME AND DEPOSITS | | | |
| Tenants Prepaid Rents (Dwellings) | 1,627.40 | | |
| Tenants Prepaid Rents (Parking Space) | 19.00 | | |
| Tenants Security Deposits | 258.50 | | |
| Tenants Lease Deposits | 490.00 | | |
| | | 2,415.90 | |
| TOTAL CURRENT LIABILITIES | | | \$ 5,844,940.92 |
| FIXED LIABILITIES | | | |
| Bond Subscription | 3,054,000.00 | | 3,054,000.00 |
| Series "A" Bonds | | | |
| Authorized | 1,030,000.00 | | |
| Unissued | 1,005,000.00 | | |
| Series "B" Bonds | | | |
| Authorized | 9,07,000.00 | | |
| Unissued | 2,017,000.00 | | |
| CONTRACT AWARDS | | | |
| (See Contra "Uncompleted Contracts") | 4,577,886.29 | | 4,577,886.29 |
| RESERVES | | | |
| Repairs Maintenance and Replacements Reserve | 1,405.73 | | 1,405.73 |
| Expense over Income N I 2-2 Administration | 4,020.95 | | 4,020.95 |
| | | | 7,628.27 |
| TOTAL FIXED LIABILITIES | | | |
| | | TOTAL | \$13,273,311.95 |

Submitted and Certified Correct:
 May 20th, 1940
 NEIL J. CONVERY
 Executive Director

Prepared and Audited By
 E. D. THEESCH
 Auditor-Comptroller

The Housing Authority of the City of Newark, New Jersey
Consolidated Balance Sheet as at Close of Business
April 30th. 1940

| CURRENT ASSETS: | | ASSETS | |
|--|----|------------------|-----------------------|
| CASH: | | | |
| Development Funds: | | | |
| National Newark & Essex Banking Co., Newark, N. J. | \$ | 52,018.03 | |
| National State Bank, Newark, N. J. | | 24,346.17 | |
| Undeposited Funds on hand | | 9,000.00 | |
| | | | \$ 85,365.20 |
| ACCOUNTS RECEIVABLE: | | | |
| Bond Subscribers | | 2,602,606.00 | |
| Sundries | | 53,850.45 | |
| | | | 2,656,456.45 |
| TOTAL CURRENT ASSETS | | | \$ 2,741,821.65 |
| FIXED ASSETS: | | | |
| Development Costs N. J. 2-7 | | 398,303.88 | |
| Development Costs N. J. 2-8 | | 305,082.40 | |
| | | | 703,386.28 |
| Credits to Development Costs N. J. 2-7 | | (2,914.70) | |
| Credits to Development Costs N. J. 2-8 | | (1,181.90) | |
| | | | (4,096.60) |
| UNCOMPLETED CONTRACTS: | | | |
| (See Contra—"Contract Awards") | | 2,803.51 | |
| | | | 2,803.51 |
| TOTAL FIXED ASSETS | | | 732,093.17 |
| | | | TOTAL \$ 2,653,408.82 |
| CURRENT LIABILITIES: | | LIABILITIES | |
| ACCOUNTS PAYABLE: | | | |
| Development Account Creditors | \$ | 1,297.38 | |
| Due U.S.H.A. Contract Wab-69 by N. J. 2-7 | | 1,562.67 | |
| Due U.S.H.A. Contract Wab-69 by N. J. 2-8 | | 850.72 | |
| | | | \$ 3,610.77 |
| NOTES PAYABLE: | | | |
| U.S.H.A. | | 834,002.02 | |
| | | | 834,002.00 |
| ACCRUED ACCOUNTS: | | | |
| Interest on Notes Payable to U.S.H.A. | | 10,994.54 | |
| | | | 10,994.54 |
| TOTAL CURRENT LIABILITIES | | | \$ 848,605.31 |
| FIXED LIABILITIES: | | | |
| Bond Subscription | | 2,082,606.00 | |
| | | | 2,082,606.00 |
| Series "A" Bonds: | | | |
| Authorized | | 445,000.00 | |
| Unissued | | (445,000.00) | |
| Series "B" Bonds: | | | |
| Authorized | | 3,919,000.00 | |
| Unissued | | (3,899,000.00) | |
| CONTRACT AWARDS: | | | |
| (See Contra—"Uncompleted Contract") | | 2,803.51 | |
| | | | 2,803.51 |
| TOTAL FIXED LIABILITIES | | | 2,804,893.51 |
| | | | TOTAL \$ 3,653,408.82 |

Submitted and Certified Correct:
May 20th, 1940
NEIL J. CONVERY,
Executive Director

Prepared and Audited By:
E. D. TEDESCHI,
Auditor-Comptroller

FEDERAL WORKS AGENCY
WORK PROJECTS ADMINISTRATION

F. C. Harrington,
Commissioner

Florence S. Kerr,
Assistant Commissioner

John D. Newsom,
Director of Writers' Program

Robert W. Allan,
N. J. State Administrator

Elizabeth C. Denny Vann,
Director, Professional and Service Div.

Viola L. Hutchinson,
State Supervisor, N. J. Writers' Project

*This report was written by Irving D. Suss of the editorial staff of
the N. J. Writers' Project from research compiled by Melvin Barnett.*

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